Centralized Barracks Management

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Unaccompanied Personnel Housing

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Purpose

- Purpose: To provide information on the status of the Army's Centralized Barracks Management (CBM) Program.

- BLUF: CBM is a primary component within the Army's Holistic Barracks Strategy; a key component of The Army Campaign Plan. CBM will standardize management of barracks' Army wide.

Introduction

Several installations have managed barracks utilization by assigning rooms much like hotels rooms. Been going on since the 80's. Fort Hood is doing it now with 1 government civilian and 12 contractors.

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- Definition/Objective
- Advantages/Disadvantages
- Pilot Program/Process
- Challenges
- CBM Duties
- CBM Propose Manpower Structure
- Proposed Implementation Schedule
- Way Ahead

Centralized Barracks Management

Definition

- **Civilian installation structure for housing single Soldiers**
- **Will empower Army leaders by diminishing unprogrammed Soldier manpower in order to better prepared them to performed their primary mission**
- **Will support Army leadership in the barracks**

Centralized Barracks Management

Objective

- **Enhance commands' ability to concentrate on primary missions by focusing Garrison resources on managing barracks**.
  - Some Installations currently provide barracks assignment to UPH through a focused effort by either a civilian or military work force (this practice is not standardized).

- **Manage and maintain the Army's barracks and provide safe, adequate, and healthy living spaces for the Army's warriors.**
  - The intent is for Single Soldiers to in-process similar as Soldiers with Families.

- **Maximize use of facilities and resources.**

Advantages/Disadvantages

Advantages

- Soldiers: Standardize barracks management and between occupancy maintenance.
- IMA: Correct deficiencies while maintaining consistency among the common levels of services.
- Army: Cost savings to the Army through improved utilization and reduction in BAH and collection for damages caused by non fair wear and tear.

Disadvantages

- Unit Identity: Perceived loss of unit identity
- Unit Integrity: Perceived loss of unit integrity as Soldiers may be assigned barracks spaces outside unit footprint
- Manpower concept plan and new civilian position required

Pilot Program/CBM Process

Pilot Program

- Validated effectiveness of CBM on a large scale war-fighting /deployable unit (Fort Hood, 4ID pilot program).
- 4th ID utilization ratios increased from 82.4% to 96.4% and improved maintenance work.
  - Reduction in BAH of $499K cost
  - DPW is more effective.

Procedure

- Transfer assignment of barracks from unit to Garrison.
- Some Installations currently provide barracks assignment to UPH through a focused effort by either a civilian or military work force, but the practice is not standard way.
- In-process single Soldiers similar to Soldiers with Families.

Challenges of Implementation

- Leadership acceptance of the new procedures
- Perceived erosion of unit integrity
- Change AR 210-50, writing a good SOP
- Cost to the Army.
  - Approximate sequencing costs for FY06 =$7.4M, FY07 =$17.5M, full annual costs beginning FY08 and beyond = $23M (Civilian) or $26M (Contractor)
  - Potential cost avoid in BAH through higher utilization ($110M estimate annually after full stand up).

Duties of CBM Teams

- Perform functions similar to family housing from one central location or multiple sites at larger installations.
- Assign and terminate rooms, furnishings, furniture, and equipment
- Collect for damages beyond non-fair wear and tear and increase accountability.
- Identify, track and order requirements for maintenance (service orders, between occupancy maintenance.
- Coordinate moving and handling of furnishings with Furniture Management Officer.
- Report occupancy rates/barracks utilization reports, and issue statements of non-availability (SNA).
- Ensure maximum occupancy/utilization while maintaining unit at Brigade level.

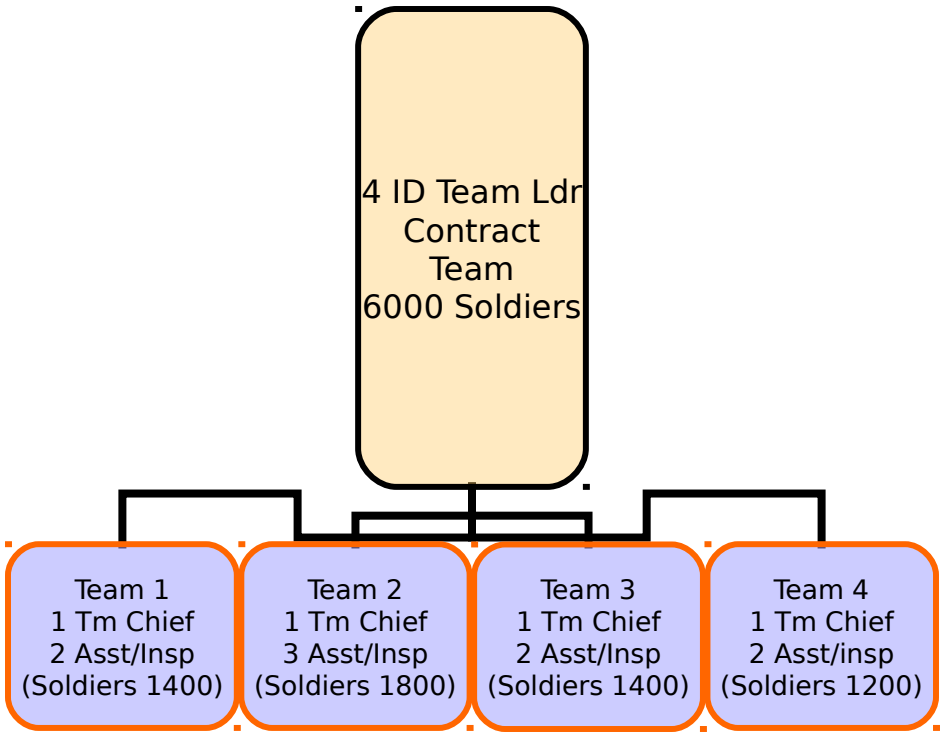
Developing the Model

- Determine the individual duties for an Army CBM team member (Housing Mgmt Spec 1173)
- Determine which installations require CBM Staff
- Determine CBM Staff design for Standard Garrison Organization
- Manpower Concept process

Centralized Barracks Management

Central Barracks Management Staffing (Draft Concept)

Current Model: Fort Hood 4th ID



- Number of Spaces 6200 (4th ID)
- CBM Staff pilot for 4 Brigades
  - CBM Team (4)
    - Team Chief (1)
    - Assistant/Housing Inspector (2)
  - Duties/Responsibilities
    - Soldier Check in/out
    - Maintenance Coordination/Security Escort
    - Facility/furniture damage
  - Currently under Master Planner, DPW
- Hood concerns are current work load is too much for 3 member team
- Current model annual cost $600K (Contract employees currently)
- Way Ahead
  - Continue Contracting
  - Transition to Civil Service
  - Transition all of Fort Hood
    - Additional manpower requirements
    - Transfer under Family Housing

Centralized Barracks Management

Proposed Installation Model

Proposed Installation
Model B 300 - 500

DPW/
Housing
Management
(Existing
Installation Position)

Assistant/
Housing Inspector
(Contractor)
(all Spaces)

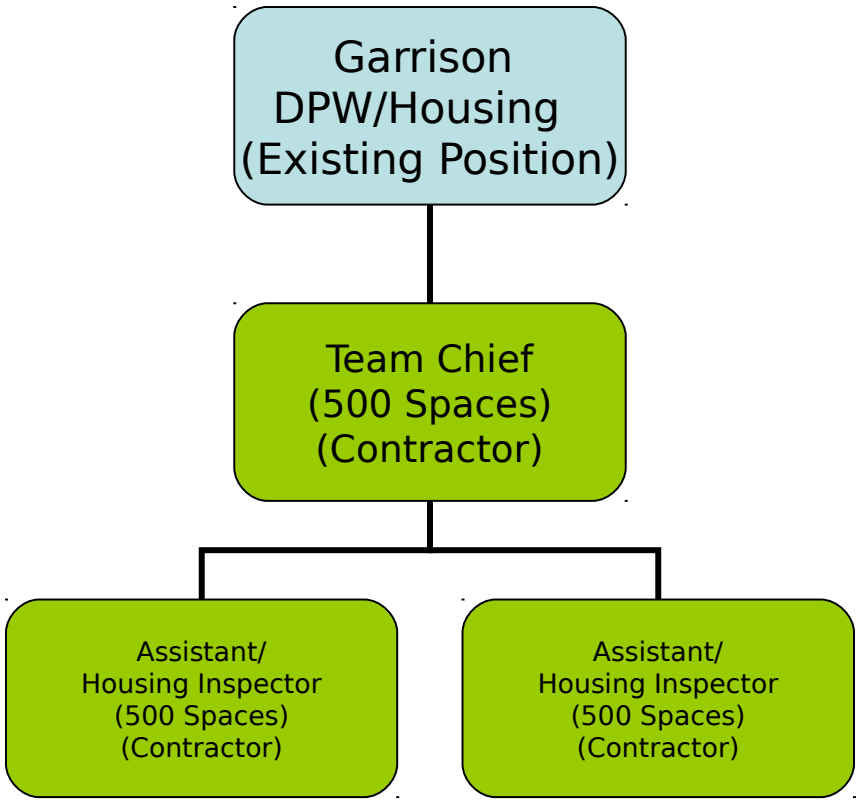
Proposed Installation
Model A 1 – 300

DPW/
Housing
Inspector
Increase current duties
(Existing
Installation Position)

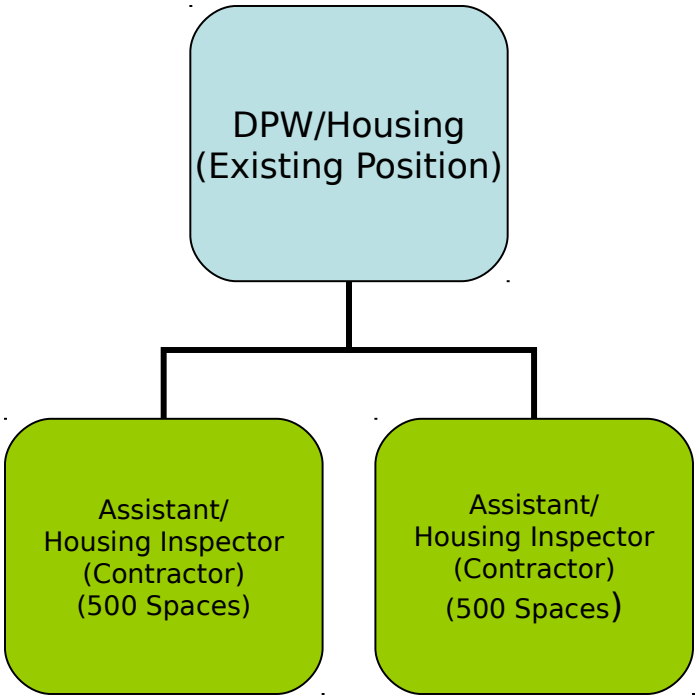
Centralized Barracks Management

Proposed Models Continued

Proposed Installation Model D 1000 - 1500


Garrison DPW/Housing (Existing Position)
Team Chief (500 Spaces) (Contractor)
Assistant/ Housing Inspector (500 Spaces) (Contractor)
Assistant/ Housing Inspector (500 Spaces) (Contractor)

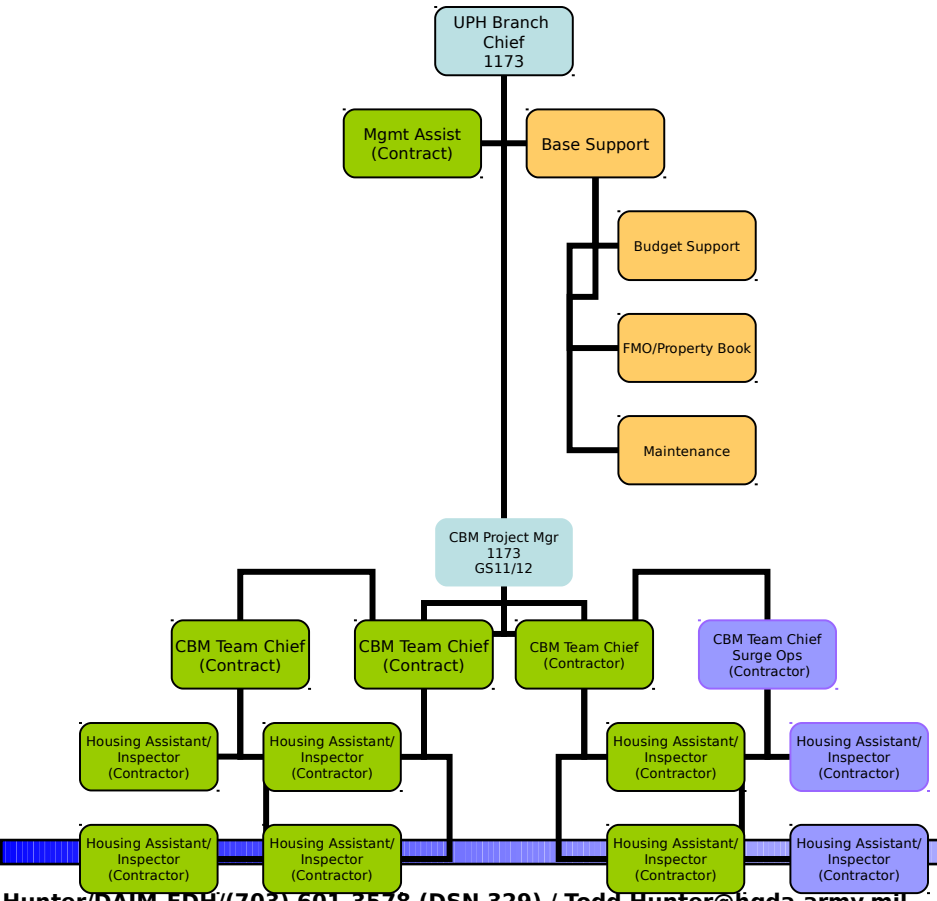
Proposed Installation Model C 500 - 1000


DPW/Housing (Existing Position)
Assistant/ Housing Inspector (Contractor) (500 Spaces)
Assistant/ Housing Inspector (Contractor) (500 Spaces)

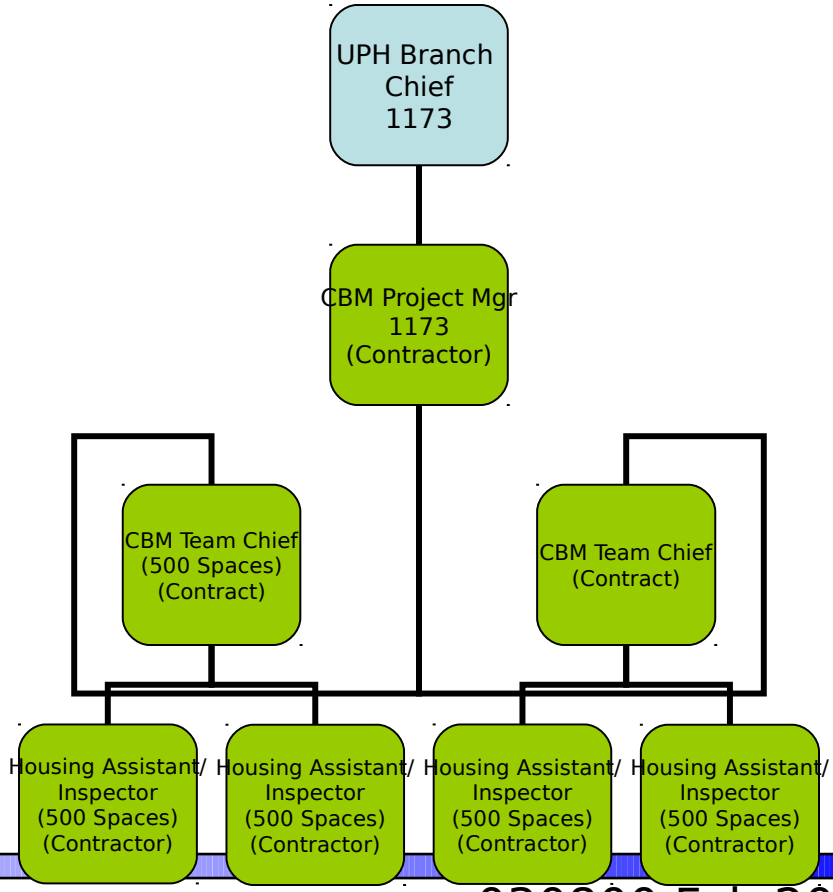
Centralized Barracks Management

Proposed Model Continued

Proposed Installation Model 3000 Plus



Proposed Installation Model 1500 - 3000


UPH Branch Chief 1173
CBM Project Mgr 1173 (Contractor)
CBM Team Chief (500 Spaces) (Contract)
CBM Team Chief (Contract)
Housing Assistant/ Inspector (500 Spaces) (Contractor)
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Centralized Barracks Management

Implementation

CBM Now

- 4th ID, Ft Hood
- Ft Hood
- Ft Sill
- Ft Sam Houston
- Ft Huachuca
- Aberdeen Proving Ground

Near Future

- Ft Belvoir
- Ft Myer
- Ft Hamilton
- Ft Jackson
- Alaska
- Ft Benning

By end of FY08

- IMA-SWRO
- IMA-SERO
- IMA-EURO
- IMA-PARO
- IMA-KORO
- IMA-NERO
- IMA-NWRO

Way Ahead

- IMA submit concept plan/and gain approval of new mission
- Obtain funding for manpower
- Continue to work with Senior Enlisted leaders for lessons learned
- Publish ACSIM Policy Letter/guidance to the field
- Submit POM08-13 Bill to II PEG